

CORPORATION OF THE CITY OF ST. THOMAS
NOTICE OF A COMPLETE APPLICATION AND NOTICE OF A PUBLIC MEETING
CONCERNING A PROPOSED DRAFT PLAN OF SUBDIVISION

Sinclair Avenue Subdivision
File No. 34T-21504

TAKE NOTICE that pursuant to Section 51 (20)(a) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the Corporation of the City of St. Thomas has received an application from TBR Developments Inc. for a Draft Plan of Subdivision (File No. 34T-21504).

TAKE NOTICE that pursuant to Section 51 (19.4) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, the application was deemed complete by the City of St. Thomas on May 27th, 2021 and the information and material provided under Subsections (17) and (18) is available to the public.

AND TAKE NOTICE that pursuant to Section 51 (20)(b) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, a public meeting will be held by the Council of the Corporation of the City of St. Thomas on the 13th day of July, 2021 at 5:00 P.M. to present the proposed draft Plan of Subdivision to the public. The meeting will be conducted by Zoom Webinar and detailed information for this meeting can be found at https://www.stthomas.ca/living_here/notices_to_residents, under **'Planning Notices.'** Please note that there are multiple applications being considered at this meeting and you may be required to listen to more than one application.

The Sinclair Avenue Residential Subdivision is located between Sinclair Avenue and Talbot Street just east of Fairview Avenue. The Plan encompasses a total area of approximately 5.49 hectares (13.57 acres) and will provide for the development of 19 lots for single detached dwellings, one block (Block 20) for a park and one block (Block 21) for future commercial development. All of the lots for single detached dwellings will front onto the north side of Sinclair Avenue. Block 20 is located at the westerly end of Sinclair Avenue on the north side. Block 21 has frontage along Talbot Street.

The location and the limits of the Plan and its relationship to the surrounding area is shown on the Key Map below.

Zoning By-law 50-88 zones the lots for the proposed single detached dwellings as Second Residential Zone (R2-1) while Block 20 is zoned R3 and Block 21 is zoned Highway Commercial (C7). The R2 zone does permit the proposed single detached dwelling types, however, the applicant is seeking site specific frontage and lot area permissions for certain lots.

An associated Zoning By-law Amendment (File No. 2-07-21) has been submitted by the applicant to support the application.

ANY PERSON OR PUBLIC BODY may attend the public meeting and/or make written or verbal representation either in support of, or in opposition to, the proposed draft Plan of Subdivision.

If a person or public body does not make oral submission at the public meeting or make written submissions to the Director of Planning & Building Services in respect of the proposed draft Plan of Subdivision before the approval authority gives or refuses to give approval to the proposed draft Plan of Subdivision, the person or public body is not entitled to appeal the decision of the Director of Planning & Building Services to the Local Planning Appeal Tribunal.

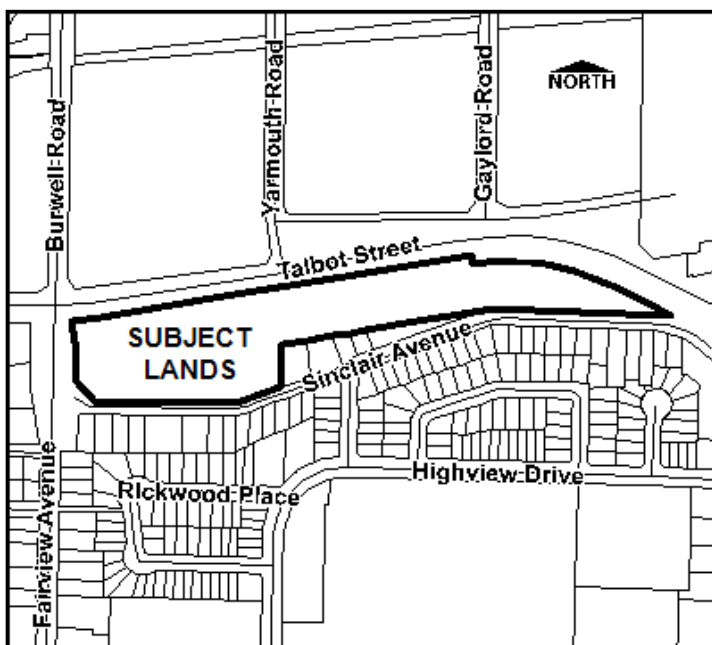
If a person or public body does not make oral submission at the public meeting or make written submissions to the Director of Planning & Building Services in respect of the proposed draft Plan of Subdivision before the approval authority gives or refuses to give approval to the proposed draft Plan of Subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Director of Planning & Building Services in respect of this proposed draft Plan of Subdivision, you must make a written request to the address listed below.

PUBLIC ACCESS TO INFORMATION relating to the proposed Draft Plan of Subdivision may be accessed on the City's website https://www.stthomas.ca/living_here/notices_to_residents or the City's Facebook page <https://www.facebook.com/pages/City-of-St-Thomas-Ontario/120624024692752>.

DATED at the City of St. Thomas, this 18th day of June, 2021.

KEY MAP (not to scale)



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